

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

07-539

Orleans

N

EAS.324

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*): Campground Road Area

Photograph



Address: 16 Gile Road

Historic Name: Jane Wilkie-Margaret Kennedy House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1947-1952

Source: Title research, 1952 USGS aerial survey

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):
Largely rebuilt in ca. 2023

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.17 acres

Setting: This property is located on a small parcel on the north side of Gile Road. The surrounding area includes early-20th century cottage lots, and the area is now built out with modest cottages and houses from the early-20th to the early-21st centuries. This house is set back on its parcel. The house was largely rebuilt recently, and the parcel has been relandscaped, including a bluestone driveway and lawn.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

16 GILE ROAD

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This astylistic, mid-20th century cottage was largely rebuilt in ca. 2023. A comparison of the Cover Photo to the 2003 Assessor photo (Photo 2) shows how the two-story, side-gable block was essentially rebuilt along with a new cross-gable addition. The cottage originally sat on a raised concrete block foundation but now rests on a concrete foundation. The elevations remain clad in wood shingles with plain cornerboards.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This property is connected to the cottage development around Campground Road - one of the three earliest roads to extend west to Cape Cod Bay from the central sections of Eastham. Despite the early development of the road, which was established to serve the Methodist camp meetings in the mid-19th century, the great majority of houses that border it, especially to the north, are 20th-century vernacular summer cottages and retirement houses.

One of the earliest subdivisions at the west end of Campground Road was registered in 1915 by Robert E. Horton, who was then living in Boston. It was the first of three subdivisions he registered. Horton, whose father Robert R. Horton, had been a grocer, railroad station master, and postmaster in North Eastham, purchased a large parcel abutting the area's first subdivision by Alonzo Higgins. The land Horton bought had belonged to farmers Barnabas K. Mayo and William H. Nickerson in the 19th century. Horton's first subdivision laid out sixty-four lots and four roads - the northward extension of Bay Road, Gail's Way, Marion's Way, and Gile Road. In 1925 and 1930, Horton expanded the subdivision to ninety-two lots, including the lot on which this house would be built (Figure 2).¹ Finally, in April 1934 Horton planned his last subdivision in the area to the north of the 1925 plan.

In 1926, just after his 1925 expansion of the subdivision, Robert Horton sold Lot 72, the lot on which this house would be built, to Joseph A. and Margaret T. Carver of Braintree.² That deed also included the adjacent Lot 73 (now 18 Gile Road, EAS.326). In 1929, the Carvers sold Lots 72 and 73, with no reference to buildings, to Allen C. and Mabelle E. Wentworth of Boston (Dorchester).³ In 1931, the Wentworths sold both parcels to Florence M. Halloran of Wakefield, and then Florence immediately

¹ Barnstable County Registry of Deeds, Plan Book 3/ Page 1 (1915), Plan Book 15/ Page 43 (1925).

² Book 454/ Page 322.

³ Book 469/ Page 256.

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sold them back.⁴ Those were the first deeds to reference buildings, likely referring to the cottage they built on Lot 73 (18 Gile Road). It appears that 16 Gile Road remained vacant (as is explained below).

In 1944, the Wentworths, still living in Dorchester, sold Lots 72 and 73 to Howard N. and Iris A. Walker of Easton.⁵ In 1947, the Walkers sold just Lot 72 (this lot) to sisters Jane B. Wilkie and Margaret W. Kennedy of Pawtucket, RI.⁶ Unlike the prior deeds which included Lot 73, this deed did not reference buildings, suggesting that the cottage at 16 Gile Road had not yet been built. When they sold Lot 72 in 1966, it now referenced buildings. The United States Geological Survey (USGS) conducted a series of aerial photographic surveys of Cape Cod, beginning in 1938. It is unclear on the 1938 survey whether there is a house in this location, but in the next aerial survey in 1952, the house does appear to be present (Photo 2). This would mean it was likely built by sisters Jane and Margaret sometime between 1944 and 1952. It should be noted, however, that the cottage in the 1952 photo appears smaller than a two-story cottage (based on its shadow), so the existing cottage may be an expanded or replaced version of what is shown in 1952.

In the 1944 deed, both Jane (b. 1897) and Margaret (b. 1899) were living with their parents. They were all naturalized citizens from Scotland. In the 1940 census, their father, James Wylie Kennedy (d. 1943), was working in a textile mill; Jane, widowed with one son, was working as a "comptometer operator;" and Margaret was working as a "filling shuttler on looms." By the 1950 census, the daughters were still living with their mother, and they were both clerks in an oil filter factory.

In 1966, they sold this property to Henry and Muriel Burke of Ashland.⁷ The cottage stayed in the Burke family until 1998, when William H. Burke sold this property to the current owners, John D. Stankiewicz and Maria Brugnoli of Longmeadow, MA.⁸

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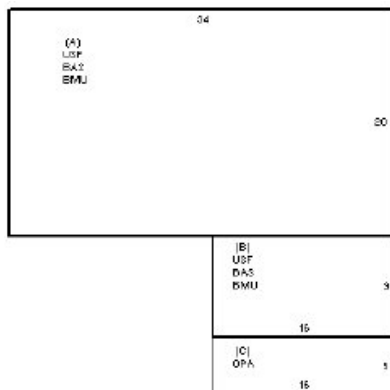


Figure 1. Assessor Sketch.



Photo 2. View looking northwest (2003 Assessor photo).

⁴ Book 486/ Page 422/ 423.

⁵ Book 616/ Page 28.

⁶ Book 668/ Page 503. The next year they sold Lot 73.

⁷ Book 1350/ Page 587.

⁸ Book 11619/ Page 26.

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Figure 2. 1925 subdivision plan for Robert E. Horton (arrow to Lot 72 added).



Photo 3. Detail of 1952 USGS aerial survey (arrow to 16 Gile Road added).
Note: Road overlay slightly south of actual roads.